

# RICHLAND COUNTY COUNCIL

## SOUTH CAROLINA

### ZONING PUBLIC HEARING

February 28, 2017  
7:00 PM  
County Council Chambers

*In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, persons requesting notification, and was posted on the bulletin board located in the lobby of the County Administration Building*

#### CALL TO ORDER

Mr. Rush called the meeting to order at approximately 7:00 PM

#### ADDITIONS/DELETIONS TO THE AGENDA

Ms. Hegler stated there were no additions or deletions to the agenda.

#### ADOPTION OF THE AGENDA

Mr. Manning moved, seconded by Mr. Pearce, to reorder the agenda by moving Item #8: "Case #16-045MA" to Item #4.a. and then adopt the agenda as amended. The vote in favor was unanimous.

#### MAP AMENDMENTS

**16-033MA, Oscar Level, Jr., RU to NC (3.6 Acres), 5480 Bluff Road, R18800-02-29**  
**[FIRST READING]**

Ms. Dickerson opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

Ms. Myers moved, seconded by Mr. N. Jackson, to deny the re-zoning request. The vote in favor was unanimous.

**16-034MA, Joseph Gidron, M-1 to RU (0.22 Acres), 116 Elite Street, R14206-02-07**  
**[FIRST READING]**

Ms. Dickerson opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.



#### Committee Members Present

Joyce Dickerson, Chair  
Bill Malinowski, Vice Chair  
Calvin "Chip" Jackson  
Norman Jackson  
Gwendolyn Davis-Kennedy  
Paul Livingston  
Jim Manning  
Yvonne McBride  
Dalhi Myers  
Greg Pearce  
Seth Rose

#### Others Present:

Tracy Hegler  
Michelle Onley  
Tommy DeLage  
Geo Price  
Larry Smith  
Ashley Powell  
Kimberly Williams-Roberts

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Ms. McBride moved, seconded by Mr. Livingston, to deny the re-zoning request. The vote in favor was unanimous.

**16-035MA, Derrick Harris, RU to LI (1.83 Acres), 7708 Fairfield Road, 12000-02-22 [FIRST READING]**

Ms. Dickerson opened the floor to the public hearing.

Mr. Derrick Harris spoke in favor of this item.

Rep. Joe McEachern spoke in opposition of this item.

The floor to the public hearing was closed.

Ms. Kennedy moved, seconded by Ms. McBride, to approve this item.

Mr. Livingston inquired if there were other zoning designations that would meet the applicant's needs.

Mr. Price stated the following zoning designations would allow for the applicant's needs: GC (General Commercial), NC (Neighborhood Commercial), OI (Office Industrial), or RC (Rural Commercial).

Ms. Myers inquired what the salvage yard beside the parcel is zoned.

Mr. Price stated the salvage yard property is zoned HI (Heavy Industrial).

Ms. Kennedy stated she does not understand why the re-zoning of this item is continually denied.

Ms. Kennedy made a substitute motion, seconded by Ms. McBride, to defer this item to the March Zoning Public Hearing. The vote in favor was unanimous.

**16-041MA, Robert R. Fuller, RU to OI (10.38 Acres), Clemson Road, R20200-03-45 [FIRST READING]**

Ms. Dickerson opened the floor to the public hearing.

Mr. Robert Fuller spoke in favor of this item.

The floor to the public hearing was closed.

Mr. Manning moved, seconded by Mr. N. Jackson, to approve this item. The vote in favor was unanimous.

**16-045MA, Johnathan L. Yates, PDD to PDD (40.01 Acres), 200 Summit Parkway, R23011-01-01 [FIRST READING]**

Ms. Dickerson opened the floor to the public hearing.

No one signed up to speak.

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The floor to the public hearing was closed.

Mr. Manning moved, seconded by Mr. N. Jackson, to approve this item. The vote in favor was unanimous.

**16-042MA, Hugh A. Palmer, RS-MD to RC (5.23 Acres), Corner of Longtown Road East & Rimer Pond Road, R20500-04-27 [FIRST READING]**

Ms. Dickerson opened the floor to the public hearing.

No one signed up to speak.

Mr. Hugh Palmer and Mr. Boyd Brown spoke in favor of this item.

Ms. Trudy Garfield, Ms. Kathy Johnson, Ms. Kelly Garity, Mr. Ken Queen, Ms. Nanette Howerin, Rep. Joe McEachern, Mr. Chris Vokaty, Ms. Angie Finch, Ms. Christi Sheppard, Ms. Tiffany Norene, Mr. Bennie Sulton, Mr. David Poole, Ms. Julie Rowland, Mr. Chris Hinchee, Mr. Trey Hair, Mr. Jerry Rega, Ms. Tracy Corson, Ms. Jeannette Payton, and Mr. Barry Hill.

Mr. Pearce moved, seconded by Ms. Myers, to waive Council Rules and allow for an additional 15 minutes of public input.

<b><u>FOR</u></b>	<b><u>AGAINST</u></b>
Rose	
Pearce	
C. Jackson	
N. Jackson	
Malinowski	
Dickerson	
Livingston	
Kennedy	
Manning	
Myers	
McBride	

The vote in favor was unanimous.

The floor to the public hearing was closed.

Ms. Kennedy moved to approve this item.

The motion died for lack of a second.

Mr. Pearce moved, seconded by Mr. Malinowski, to deny the re-zoning request.

Mr. C. Jackson thanked the citizens that sent positive emails regarding their concerns pertaining to this rezoning request.

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<b><u>FOR</u></b>	<b><u>AGAINST</u></b>
Pearce	Kennedy
Rose	
C. Jackson	
N. Jackson	
Malinowski	
Dickerson	
Livingston	
Myers	
Manning	
McBride	

The vote was in favor of denial of the re-zoning request.

**16-043MA, Carl Gibson, RU to HI (2.5 Acres), Montgomery Lane, R18800-02-39 [FIRST READING]**

Ms. Dickerson opened the floor to the public hearing.

The citizens chose not to speak at this time.

The floor to the public hearing was closed.

Ms. Myers moved, seconded by Mr. Malinowski, to deny the re-zoning request. The vote in favor was unanimous.

**16-044MA, Gabriel McFadden, RU to GC (1.21 Acres), Dutch Fork Road, R01507-02-05 [FIRST READING]**

Ms. Dickerson opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

Mr. Malinowski moved, seconded by Mr. Livingston, to accept the applicant's withdrawal. The vote in favor was unanimous.

**17-02MA, J. Guadalupe Torres, OI to RS-MD, (0.34 Acres), Inland Drive, R06015-01-20 [FIRST READING]**

Ms. Dickerson opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

Ms. Dickerson moved, seconded by Mr. Malinowski, to defer the item to the March Zoning Public Hearing and to schedule another public hearing on this item. The vote in favor was unanimous.

**ADJOURNMENT**

The meeting adjourned at approximately 8:19 PM

The Minutes were transcribed by Michelle M. Onley, Deputy Clerk of Council